

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 07/19/05

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Redevelopment Agency Board

FROM: City Manager

SUBJECT: Sale of Parcel at Northwest Corner of Mission and C

RECOMMENDATION:

It is recommended that the Agency Board adopt the attached resolution authorizing the sale of the parcel at the northwest corner of Mission and C to the Hayward Area Historical Society.

DISCUSSION:

The Hayward Area Historical Society has had a presence in the downtown for many years, presently operating from the City-owned Eggert building at C and Main. In recent years, the Society has experienced renewed interest in its activities, as reflected in an increase in attendance at the museum and store. Additionally, the Society embarked on a long-term planning process that resulted in the conclusion to both remain in the downtown area, and to expand its offerings through the development of a new, larger facility.

City staff and Society representatives have been discussing various ways to assist the Society meet its interest in developing a new facility. From these discussions has emerged a proposal to utilize the parcel at C and Mission as the new location for a museum. This parcel, consisting of 18,750 square feet, serves as a parking lot for, among others, users and customers of the library and post office. Siting a museum at this location would result in the loss of public parking spaces. However, with the addition of the third deck to the adjoining parking structure, 175 new parking spaces have been added, which will more than make up for the loss of the spaces in the current lot.

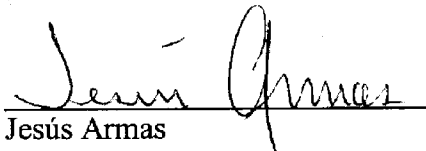
The Society is agreeable to paying the appraised price of \$560,000, and a purchase agreement has been prepared accordingly. Under the terms of the agreement, the Society will remit 10% of this amount when the agreement is executed, 45% when land use approvals are secured, and 45% when a building permit is secured. Any amount outstanding will be remitted to the Agency no later than January 1, 2007.

The Society envisions construction of a two-story building of between 15,000 and 20,000 square feet. While the building has not yet been designed, an architect has been retained to start the design process. Once the design is completed, the Society will submit an application to the City and go through the usual land use approval process. According to the Society, upon receipt of such

approvals, the project will be completed within the next 12 to 24 months. Because the sale of the property is expressly for the purpose of a new museum, the purchase agreement includes a provision that will enable the Agency to reclaim ownership of the parcel should a museum not be constructed.

The concept of the sale of this property to the Society to serve as its new home has been reviewed with the Council Downtown Committee on a couple of occasions, most recently late last year. The Committee expressed its support, viewing the presence of the Museum at this location as another example of the City's efforts to revitalize downtown and another reason for visitors and residents to frequent the downtown.

The prospect of a new expanded museum is exciting, and consistent with the Council's goal of creating a vibrant downtown, which provides an array of cultural and retail experiences for a cross-section of the community. For this reason, staff recommends approval of the sale of the property to the Society.

A handwritten signature in dark ink, appearing to read "Jesús Armas", is written over a horizontal line.

Jesús Armas
City Manager

Attachment

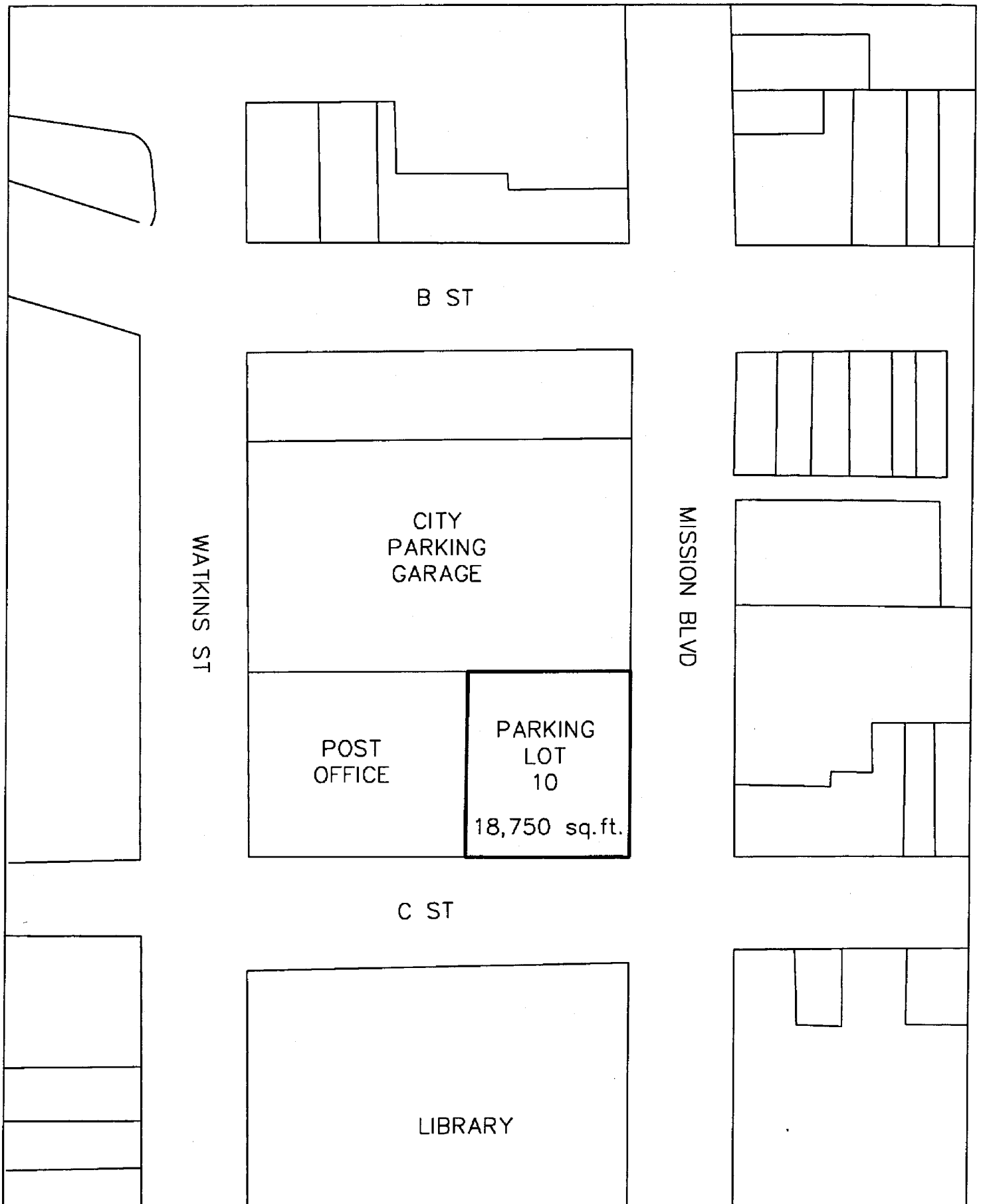


Exhibit A

DRAFT

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

mml
7/14/05

RESOLUTION AUTHORIZING THE EXECUTION OF
PURCHASE AND SALE AGREEMENT FOR THE
PROPERTY LOCATED AT C STREET AND MISSION
BOULEVARD

WHEREAS, the parcel located at C Street and Mission Boulevard is currently owned by the Redevelopment Agency (APN: 428007101900)(the "Property") used as a parking lot for users of the library and post office, among others; and

WHEREAS, the Hayward Area Historical Society presently operates at the City-owned Eggert Building located at C Street and Main Street and is interested in developing a larger facility in the downtown area; and

WHEREAS, the Society is agreeable to paying the appraised price of \$560,000 for the Property; and

WHEREAS, the addition of the new third deck to the parking structure adjacent to the post office and the library will offset the loss of parking spaces in the current lot.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it does hereby authorize the Executive Director to negotiate and execute a Purchase and Sale Agreement and all other documents necessary to complete the sale of the Property, after approval by the City Attorney, acting as the Agency's General Counsel, as to the form of such documents.

HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel